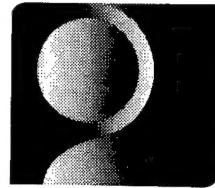


integrated  
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**ENERGY AUDIT OF  
MARTIN ARMY COMMUNITY HOSPITAL  
FORT BENNING, GA**

**VOLUME 1 OF 4: EXECUTIVE SUMMARY**

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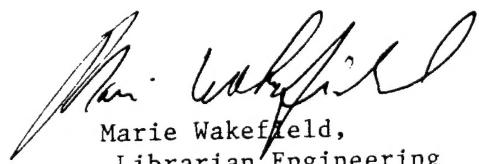


DEPARTMENT OF THE ARMY  
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## TABLE OF CONTENTS

	Page
1 EXECUTIVE SUMMARY	
1.1 Introduction	1-1
1.1.1 Scope of Work	1-1
1.1.2 Organization and Contents of this Report	1-2
1.2 Present Energy Consumption	1-2
1.2.1 MACH	1-3
1.2.2 MEDDAC Support Facilities	1-6
1.3 Energy Conservation Analysis	1-9
1.3.1 ECOs Investigated	1-9
1.3.2 ECOs Recommended	1-9
1.3.3 Projects Developed	1-19
1.4 Projected Energy Costs	1-22
1.4.1 MACH	1-22
1.4.2 MEDDAC Support Facilities	1-23
1.4.3 All MEDDAC	1-23
1.5 Energy Plan	1-24

## LIST OF TABLES AND FIGURES

<u>EXECUTIVE SUMMARY</u>	Page
Table 1-1. List of Facilities to be Audited	1-1
1-2. Current Estimated Energy Use by Fuel, MACH	1-3
1-3. Total Estimated Energy Use, MEDDAC Support Facilities	1-6
1-4. Estimated Energy Consumption by Type, MEDDAC Support Facilities	1-8
1-5. Energy Use Breakdown in MBTU, MEDDAC Support Facilities	1-8
1-6. ECOs Recommended Including EMCS, MACH	1-10
1-7. Summary of MACH ECOs (Bldgs 9200, 9201 9202)	1-12
1-8. Recommended ECO Costs and Savings by Type, MEDDAC Support Facilities	1-13
1-9. Recommended ECOs, Building 2822	1-14
1-10. Recommended ECOs, Building 9052	1-14
1-11. Recommended ECOs, Building 9240	1-15
1-12. Recommended ECOs, Building 2828	1-15
1-13. Recommended ECOs, Building 322	1-16
1-14. Recommended ECOs, Building 323	1-17
1-15. Recommended ECOs, Building 324	1-17
1-16. Recommended ECOs, Building 316	1-18
1-17. Recommended ECOs, Building 392	1-18
1-18. Summary of Projects Developed, without EMCS All MEDDAC	1-20
1-19. Summary of Projects Developed with EMCS, all MEDDAC	1-21
1-20. Estimated Current and Projected Energy Use, MACH	1-22
1-21. Energy Costs Before and After ECOs, MEDDAC Support Facilities	1-23
1-22. Current and Projected Energy Costs All MEDDAC	1-24
1-23. No Cost Improvements, Description and Location, Fort Benning	1-25
1-24. QRIP Project #1: Miscellaneous Fort Benning, 1987	1-26
1-25. QRIP Project #2: Minor Work on Boilers and Chillers, Fort Benning, 1987	1-27
1-26. QRIP Project #3: Repair/Replace Leaky Pipes Valves, Traps and Insulate Pipes, Fort Benning, 1987	1-28
1-27. OSD PIF Project: Renovate HVAC Controls Fort Benning, 1987	1-29
1-28. PECIP Project: Modify Lighting, Fort Benning, 1987	1-31
1-29. Low Cost Project: Upgrade Building Envelopes, Fort Benning, 1987	1-32
1-30. ECIP Project #1: Replace Boilers and Chillers, MACH 1987	1-33
1-31. ECIP Project #2: EMCS, Fort Benning, 1987	1-34
 Figure 1-1. Comparison of Hospital Energy Use	1-4
1-2. Breakdown of Current Energy Use and Costs, MACH	1-5
1-3. Breakdown of Current Energy Costs, Support Facilities	1-7
1-4. Energy Costs w/ & w/o Conservation, All MEDDAC	1-35

1. EXECUTIVE SUMMARY

1.1 Introduction

1.1.1 Scope of Work

The complete Scope of Work (SOW) is included in Appendix 1 but the essential elements are repeated here. Integrated Energy Systems/Koenigshofer Engineers (IES/KE) was contracted by the Savannah District of the US Army Corps of Engineers in June 1984 to perform a complete energy audit and analysis of Martin Army Community Hospital (MACH) and nine affiliated support facilities at Fort Benning, Georgia. All of the buildings are permanent structures with a remaining life of over 20 years. They are listed in Table 1-1.

---

Table 1-1. List of Facilities to be Audited

MACH Complex

Martin Army Community Hospital - Building 9200  
AC Plant Building - Building 9201  
Boiler Plant - Building 9202  
Emergency Generators  
Electrical Substation and Distribution System  
Hospital Parking, Area Lighting and Street Lighting  
Incinerators

Support Facilities

Troop Medical Clinic, Bldg 2822  
Troop Medical Clinic, Bldg 9052  
Dental Clinic No. 1, Bldg 9240  
Bernheim Dental Clinic, Bldg 2828  
Medical Annex, Bldg 322  
Medical Annex, Bldg 323  
Medical Annex, Bldg 324  
Medical Annex, Bldg 316  
Medical Annex, Bldg 392

---

### 1.1.2 Organization and Contents of this Report

The submittals for this contract include the following, each separately bound:

- Energy Audit of Martin Army Community Hospital, Ft. Benning, GA  
    Vol. 1 of 4 - Executive Summary
- Energy Audit of Martin Army Community Hospital, Ft. Benning, GA  
    Vol. 2 of 4 - Martin Army Community Hospital and MEDDAC  
        Support Facilities
- Vol. 3 of 4 - Appendices
  - 1. Reference Materials & Results
    - SOW & Mtg. Minutes
    - References
    - PDB
    - QRIP, OSD PIF PECIP Low and No Cost Projects
    - EMCS Points List
    - Field Test Reports
    - Outline of O&M Workshop
  - 2. Detailed Calculations
    - BLAST Input Sheets
    - EMCS Analyses
      - Calculations for Not Recommended ECOs, MACH
      - Weather Analysis Printouts
      - Carrier E20-II Printouts, MEDDAC
        - Support Facilities
        - Calculations for Not Recommended ECOs, MEDDAC
          - Support Facilities
- Vol. 4 of 4 Field Notes  
(submitted with interim report only to Ft. Benning DEH and Savannah COE)
- Other Submittals  
    5 sets of PDBs to DEH Ft. Benning

## 1.2 Present Energy Consumption

### 1.2.1 MACH

The estimated energy consumption at MACH is shown in Table 1-2. The total energy cost in 1984 is estimated at \$1.9 million. This consumption is compared to other hospitals in Figure 1-1. As indicated, natural gas consumption at MACH is quite high. This is partially explained by the steam turbine chillers, though St. Dominics had absorption chillers. Electricity consumption at MACH is slightly higher than the other hospitals listed.

---

Table 1-2. Current Estimated Energy Use by Fuel, MACH

ENERGY	UNIT	MBTU/YR	KBTU SQFT-YR	TOTAL \$	\$ /SQFT-YR
Electricity	12.7 mil kWh	148,000	448	573,200	1.74
Peak demand	1460 kW				
Natural gas	2.7 mil therm	<u>273,340</u>	<u>828</u>	<u>1,356,000</u>	<u>4.11</u>
Total		421,340	1276	\$1.9 mil	5.85

---

Figure 1-2 shows the breakdown of energy use at MACH. Cooling accounts for about 60% of the total. All of these data are based on BLAST simulation since metered gas data are suspect and no electricity meter exists.

828

MACH

448

183

296

WOMACK

398

428

ST. DOMINICS

183

396

SINGING RIVER

179

318

ALAMANCE MEM.

199

397

KEESLER MED. CTR.

KBTU/SQ.FT./YR.

NATURAL GAS

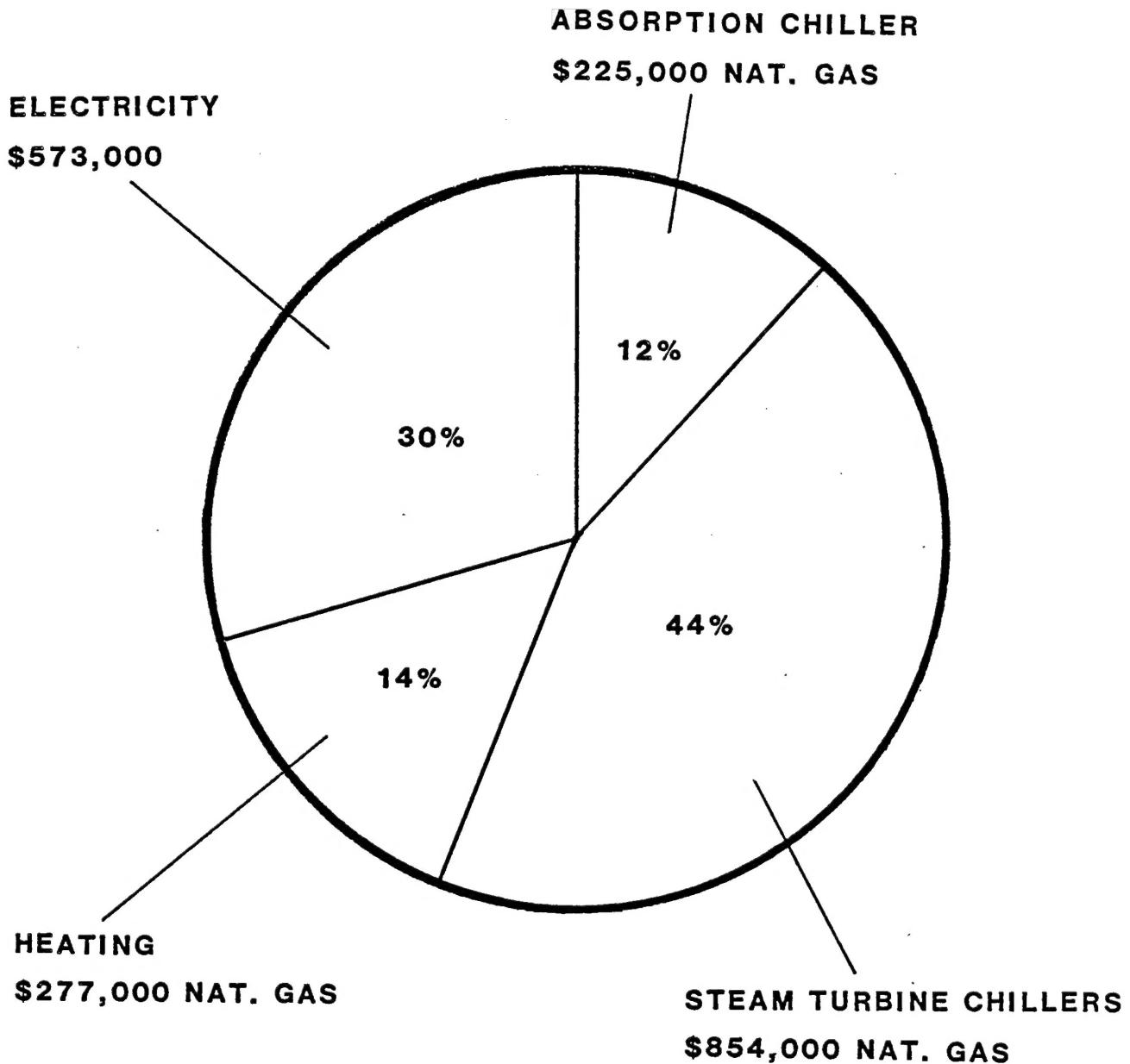
ELECTRICITY

1-4



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FIGURE 1-1: COMPARISON OF  
HOSPITAL ENERGY USE



1-5



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FIGURE 1-2: BREAKDOWN OF CURRENT ENERGY USE AND COSTS, MACH

### 1.2.2 MEDDAC Support Facilities

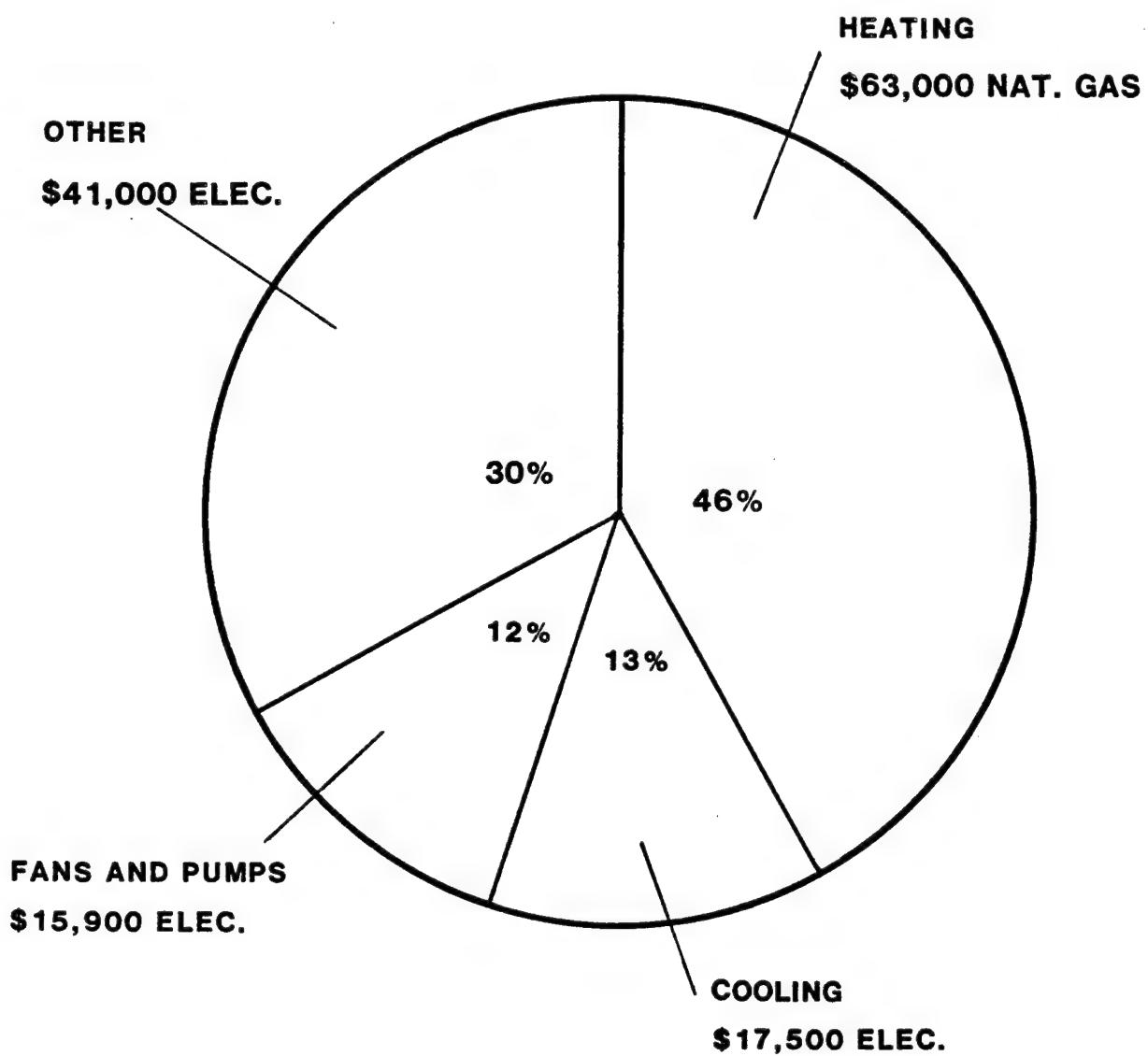
The estimated current cost of energy used in the Support Facilities is shown in Table 1-3. These estimates are from the Carrier models of each building as described in Chapters 12-20. As indicated, the estimated cost ranges from \$0.72 to \$2.41/sqft. The total estimated cost of energy for these nine buildings is \$137,541.

A breakdown of energy costs is shown in Figure 1-3.

Table 1-3. Total Estimated Energy Use MEDDAC Support Facilities

BLDG NO.	SQFT	\$	\$ /SQFT	MBTU	KBTU/SF
2822	3968	3457	0.87	740	186
9052	12004	12171	1.01	2811	234
9240	38438	55820	1.45	13451	350
2828	11270	27130	2.41	6285	558
322	9555	7946	0.83	1794	188
323	7656	14974	1.96	3338	436
324	6000	6724	1.12	1500	250
316	8240	6449	0.78	1382	168
392	4000	2870	0.72	598	150
TOTALS	101,131	137,541	1.36 ave	31,898	315 ave

In Table 1-4 the estimated consumption by fuel type is shown. The costs of electricity and gas are about equal. Table 1-5 shows the breakdown of energy use for heating, cooling, fans and pumps, and other in each Support Facility. Heating energy, including central plant losses, accounts for over 50% of the total use unlike MACH where cooling dominates. All the values in Tables 1-4 and 1-5 are based on estimated energy consumption using the Carrier E20-II program.



**TOTAL \$137,500/YR.**

1-7



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**FIGURE 1-3: BREAKDOWN OF CURRENT ENERGY COSTS, MEDDAC SUPPORT FAC.**

Table 1-4. Estimated Energy Consumption by Type, MEDDAC Support Facilities

BLDG NO.	ELECTRICITY			NATURAL GAS		MBTU	TOTALS	
	KWH	\$	11600	THERM'S	\$		\$	MBTU
2822	17105	770	198	5415	26.86	541.5	345.6	740
9052	141446	6366	1641	11702	5804	1170.2	12170	2811
9240	871518	39225	10110	33419	16576	3341.9	55801	13452
2828	322502	14515	3741	25435	12616	2543.5	27131	6285
322	75733	3409	879	9146	4536	914.6	7945	1793
323	126182	5679	1464	18738	9294	1873.8	14973	3338
324	57299	2579	665	8357	4145	835.7	6724	1500
316	32379	1457	376	10064	4992	1006.4	6449	1382
392	7800	351	90	5078	2519	507.8	2870	598
TOTALS	1,651,964	74,352	19,163	127,354	63,168	12,735.4	137,519	31,898

Table 1-5. Energy Use Breakdown in MBTU, MEDDAC Support Facilities

BLDG NO.	HEATING	COOLING	FANS & PUMP	OTHER	TOTAL
2822	73	46	32	589	740
9052	933	191	270	1417	2811
9240	3149	2207	3301	4793	13451
2828	2489	1086	279	2430	6284
322	873	153	35	734	1795
323	1810	545	81	903	3339
324	814	179	37	470	1500
316	999	50	40	294	1383
392	507	40	22	30	598
TOTALS	11,648	4,497	4,096	11,660	31,900

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## 1.3 Energy Conservation Analysis

### 1.3.1 ECOs Investigated

All of the ECOs shown in the checklist in Annex A (SOW) were investigated for each building in the SOW. The checklist for MACH is shown in pages 3-3 to 3-8. Similar checklists for each support building appear in the respective chapter for that building (Chapters 12-20). A "Yes" means that the ECO seemed feasible in the field and was considered further. All those marked "Yes" are described in this report, although after further analysis some resulted in not being recommended. A "No" on the checklist indicates that the ECO was unfeasible as explained. A comparison of the Annex A checklist and each of the building lists will show that many additional ECOs were investigated.

All of the ECOs at MACH were evaluated relative to the base case simulation on BLAST. The simple, non-interactive ECOs were analyzed manually while complicated ones, such as HVAC controls, were simulated by iterative BLAST runs. The BLAST runs were prepared interactively, ie assuming implementation of previously analyzed ECOs. Thus the order of the BLAST runs was as follows:

- 1) base case: to analyze consumption exactly as found during the field visits;
- 2) implementation of planned projects (eg. replacement of room induction units) lighting, envelope, and misc. equipment ECOs
- 3) modify HVAC controls
- 4) all of the above plus utility ECOs

Since the EMCS expansion is now planned, and in order to compare it to conventional controls, both types of controls were analyzed assuming existing utility equipment (ie chillers & boilers).

### 1.3.2 ECOs Recommended

All the ECOs recommended for MACH are listed in Table 1-6. A total of 29 ECOs are recommended. In Table 1-7 the ECOs for MACH are summarized with and without EMCS. As indicated, the energy savings is nearly as great with conventional controls as with EMCS. This does not, however take into account the following advantages of an EMCS

- 1) demand savings
- 2) preventive maintenance
- 3) reliability
- 4) more accurate, less tendency to drift
- 5) ease of changing setpoints and schedule
- 6) easily expandable
- 7) metering and recordkeeping

Therefore, we recommend that MACH be connected to the basewide EMCS with an intelligent terminal at MACH and all control in the hands of MACH personnel.

The ECOs for the Support Facilities are summarized by type in Table 1-8. As indicated, the vast majority of the savings comes from HVAC projects in the Support Facilities. Recommended ECOs for each Support Facility are shown in Tables 1-9 to 1-17.

Table 1-6. ECOs Recommended, MACH

ECO AND DESCRIPTION	INSTALLED COST	\$ SAVINGS*	PAYBACK YRS	SIR	EL EC MBTU	GAS MBTU
A-1 Shut off AHUs when when possible	4,604	3,423	1.35	10.1	654	179
A-2 Reduce outside air	148	26,953	<1	2888.2	0	5,434
A-3 Reduce supply air	10,949	13,271	<1	17.8	1,343	1,625
A-5 Reduce stairwell htg	2,491	3,527	<1	22.5	0	711
A-7 Reduce humidification	0	6,929	immed.	N/A	0	1,397
A-8 Reduce cond'sr water temp	744	6,013	0.12	126.2	159	1,088
A-11,14,17 Renovate controls	13,157	87,938	0.15	107.8	0	18,043
A-12 Repair steam leaks	<del>3,087</del> <del>3,583</del>	9,211	0.38 <sup>4</sup>	40.9	0	1,857
A-13 Dampers and motors	20,232	32,117	0.63	24.4	1,672	5,257
A-15 Raise chilled water temp &						
A-39 Valve off inoperative chillers	0	11,620	Immed.	N/A	0	2,342
A-19 Exhaust air energy recovery	16,421	3,362	4.88	3.2	86	622
A-19 Double bundle chiller for heat recovery	24,772	<del>5,526</del> 5,822	4.25	3.7	0	1,144
A-20 Variable CW pump	58,774	36,158	1.63	7.9	9,319	0
A-34 Return air ductwork	3,489	5,089	0.69	23.2	0	1,026
A-35 Outside air ductwork	2,245	293	7.65	2.1	0	63
A-36 Reduce exhaust air	59	8,536	<1	2995.8	0	1,721
A-38 Prioritize chillers and pumps	0	21,500	Immed.	N/A	-4,307	7,674
A-41 Replace steam chillers	428,386	369,293	1.16	14	-9,935	82,226

(continued on next page)  
1-10

Table 1-6. ECO's Recommended, MACH  
(continued)

ECO AND DESCRIPTION	INSTALLED COST	\$ SAVINGS	PAYBACK YRS	SIR	EL EC MBTU	GAS MBTU
B-1 Reduce steam pressure &		124,029	1.68			
B-3A Replace boilers	208,716	109,552	1.91	8.3	904	21,380
B-3B Boiler tune-up	6,316	20,336	0.31	3.6	0	4,100
B-7 Boiler air preheater	5,333	681	7.83	2.1	24	156
C-1 Improve lighting cntrls	4,138	1,537	2.7	4.7	396	0
C-2 Delamping	1,158	3,342	0.35	39.6	573	215
C-4 Convert to eff. fixtrs	14,637	5,457	2.7	4.8	1,406	0
D-4 Loading dock seals	2,263	240	9.4	1.7	2.4	47
E-1 Elevator controls	58	10,771	0.01	2368.8	2,776	0
H-9 Refrig. heat recovery	1,450	4,171	0.35	45.8	0	841
H-10 Insulate pot sink	204	199	1.03	12.4	51	0
I-2 Expanded Base EMCS	192,387 165,851	137,996	1.20	10.7 NA	10,396	19,548
Totals	1,000,178 1,026,218	945,337 959,518	1.06 1.07	NA	15,709 15,471	178,696

\* includes non energy

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Table 1-7. Summary of MACH ECOs (Bldgs. 9200, 9201, 9202)

A. WITH EMCS	INSTALLED COST*	\$ SAVINGS	PAYBACK YRS	SAVINGS	
				EL EC MBTU	GAS MBTU
Utility	674,267	558,998 544,817	1.24	-13,203	119,210
HVAC	135,656 136,822	236,807 237,010	0.58	13,074	37,935
Envelope	2,263	240	9.41	2.4	46.6
Lighting	19,933	10,336	1.93	2,375	215
Miscellaneous	1,712 192,387	15,141	0.11	2,827	841
EMCS	165,851 1,026,218	137,996 959,518	1.20	10,396	19,548
Totals	1,000,848	945,540	1.06	15,471	177,796

B. WITHOUT EMCS	INSTALLED COST*	\$ SAVINGS	PAYBACK YRS	SAVINGS	
				EL EC MBTU	GAS MBTU
Utility	674,267	558,998 544,817	1.24	-13,203	119,210
HVAC	143,399	364,226	0.40	20,948	57,453
Envelope	2,263	240	9.41	2.4	46.6
Lighting	19,933	10,336	1.93	2,375	215
Miscellaneous	1,712	15,141	0.11	2,827	841
Totals	841,574	934,760 948,941	0.90	12,949	177,766

\* includes 10% design, 6% SI OH

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Table 1-8. Summary of Recommended ECO Costs and Savings by Type, MEDDAC Support Facilities\*

BLDG NO.	HVAC COSTS	ENVEL_OPE COSTS	LIGHTING COSTS	OTHER COSTS	TOTAL COSTS	TOTAL SAVINGS	PAYBACK
2822	1634	1841	430	74	3	16	403
9052	8166	4744			1282	309	9448
9240	11188	20883					11188
2828	7231	16425			304	77	7535
322	5503	3569	5420	511	5069	1249	15992
323	12538	5960	20226	1867	691	1124	33455
324	5622	2294	8956	850	4285	335	18863
316	4383	2919	5747	951	342	172	10472
392	3115	1641	4351	456			7466
TOTAL	59,380	60,276	45,130	4,709	11,976	3,282	403
						347	116,889
							61,666
							1.90

\* includes non-energy cost/savings; all in 1984 \$

Table 1-9. Recommended ECOs, Building 2822

ECO NUMBER AND DESCRIPTION	PROJECT COST (\$)	ENERGY SAVINGS			COST SAVINGS (\$)	PAYBACK (YR)	SIR
		ELEC	NAT GAS	MBTU/YR			
1. Repair steam pipe and condensate leak	1,634	0	371.25	1,841		0.8	17.9
2. Insulate steam, condensate, and DHW pipes and DHW tank	403	0	70.00	347		1.2	13.7
3. Lighting modifications	3	4	0	16		0.2	65.9
4. Weatherstripping and caulking	430	3	12.5	74		5.6	5.8
Totals	2,470	7	453.75	2,278		1.1	--

Table 1-10. Recommended ECOs, Building 9052

ECO NO. AND DESCRIPTION	PROJECT COST (\$)	ENERGY SAVINGS			COST SAVINGS (\$)	PAYBACK (YR)	SIR
		ELEC	NAT GAS	MBTU/YR			
1.-2. Dual setpoint thermostats reset DHW temperature, night setback, and unoccupied period controls.	8166	391.0	673.0	4744		1.7	8.74
3. Lighting modifications	1282	66.5	-4.6	309**		4.1	2.87
Totals	9448	457.5	668.4	5053		1.9	--

\*combined ECO, see Section 13.4

\*\*includes non-energy savings

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Table 1-11. Recommended ECOs, Building 9240

ECO NO. AND DESCRIPTION	PROJECT COST (\$)	ENERGY SAVINGS			COST SAVINGS (\$)	PAYBACK (YR)	SIR
		ELEC	MBTU/YR	NAT GAS			
1. Dual setpoint thermostats, reset DHW temperature	6,836	653.7		742.7	6,243	1.1	13.4
2. Night setback and unoccupied period controls	556	1609.0		0	6,243	0.1	143.3
3. Chilled water reset controls	1,444	47.8		0	185	7.8	1.6
4. Outside air AHU economizer controls	2,352	325.9		0	1,264	1.9	4.1
Totals	11,188	2636.4		742.4	13,935	0.8	--

Table 1-12. Recommended ECOs, Building 2828

ECO NO. AND DESCRIPTION	PROJECT COST (\$)	ENERGY SAVINGS			COST SAVINGS (\$)	PAYBACK (YR)	SIR
		ELEC	MBTU/YR	NAT GAS			
1. Deadband t-stats and setback controls	2,608	1140.5		1644.3	12,525	0.2	71.19
2. Pipe insulation	183	0		18.8	93	1.2	8.10
3. Lighting modifications	304	14.8		-0.6	77*	3.9	3.02
4. AHU modifications and OA economizer	2,668	118.3		525.6	3,066	0.9	17.74
5. Chilled water and hot deck reset controls	1,772	190.9		0	741	2.4	5.33
Totals	7,535	1464.5		2188.1	165029	0.5	--

\*includes non-energy savings

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Table 1-13. Recommended ECOs, Building 322

ECO NO. AND DESCRIPTION	PROJECT COST (\$)	ENERGY SAVINGS			COST SAVINGS (\$)	PAYBACK (YR)	SIR
		ELEC	MBTU/YR	NAT GAS			
1. Thermostatic radiator valves, reset DHW temp.	2,103	36.7		158.8	930	2.3	6.82
2. Night setback controls, other unoccupied period controls,t-static rad. values - 2nd floor	3,355	17.5		514.0	2,561	1.3	12.18
3. Pipe insulation	45	0		15.8	78	0.5	27.56
4. Exterior light replacement and control	4,835	222.0		0	861	5.6	2.27
5. Window blocking/double glazing	5,420	4.1		99.9	511	10.6	1.49
6. Lighting modifications	234	106.6		-9.8	388*	0.6	20.20
Totals	15,992	386.9		778.7	5,329	3.0	--

\*includes non-energy savings

---

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Table 1-14. Recommended ECOs, Building 323

ECO NO. AND DESCRIPTION	PROJECT COST (\$)	ENERGY SAVINGS			COST SAVINGS (\$)	PAYBACK (YR)	SIR
		ELEC	NAT GAS	MBTU/YR			
1. Thermostatic radiator valves, reset DHW temperature	10,479	78.9	614.9	3,356	3.1	5.00	
2. Night setback controls, other unoccupied period controls	2,059	32.3	427.1	2,604	0.8	20.70	
3. Window blocking/double glazing	20,226	43.3	342.5	1,867	10.8	1.44	
4. Lighting modifications	691	275.0	-10.3	1,124*	0.61	20.13	
Totals	33,455	429.5	1374.2	8,951	3.70	--	

\*includes non-energy savings

Table 1-15. Recommended ECOs, Building 324

ECO NO. AND DESCRIPTION	PROJECT COST (\$)	ENERGY SAVINGS			COST SAVINGS (\$)	PAYBACK (YR)	SIR
		ELEC	NAT GAS	MBTU/YR			
1. Thermostatic radiator valves, reset DHW temperature	4,192	42.3	141.1	864	4.9	3.16	
2. Night setback controls, other unoccupied period controls	1,430	17.5	285.9	1,430	1.0	15.99	
3. Exterior light replacement and control	4,285	86.3	0	335	12.8	1.00	
4. Window blocking/double glazing	7,590	16.2	124.8	682	11.1	1.40	
5. Floor insulation	1,366	-6.5	38.9	168	8.2	2.01	
Totals	18,863	155.8	590.7	3,479	5.4	--	

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Table 1-16. Recommended ECOs, Building 316

ECO NO. AND DESCRIPTION	PROJECT COST (\$)	ENERGY SAVINGS			COST SAVINGS (\$)	PAYBACK (YR)	SIR
		ELEC	MBTU/YR	NAT GAS			
1. Thermostatic radiator valves, reset DHW temperature	3,095	-2.5	180.9	888	3.5	4.57	
2. Night setback controls, other unoccupied period controls	1,288	17.5	407.1	2031	0.6	25.18	
3. Window blocking	1,996	7.1	67.5	362	5.5	2.82	
4. Floor insulation	3,751	-.2	118.8	589	6.4	2.52	
5. Lighting modifications	342	53.0	-6.8	172	2.0	6.31	
Totals	10,472	74.9	767.5	4042	2.6	--	

Table 1-17. Recommended ECOs, Building 392

ECO NO. AND DESCRIPTION	PROJECT COST (\$)	ENERGY SAVINGS			COST SAVINGS (\$)	PAYBACK (YR)	SIR
		ELEC	MBTU/YR	NAT GAS			
1. Thermostatic radiator valves, reset DHW temperature	1,883	-3.9	181.6	886	2.13	7.51	
2. Unoccupied period and night setback controls	1,232	17.9	149.5	755*	1.52	9.84	
3. Window blocking and double glazing	3,047	16.1	46.1	291	10.47	1.46	
4. Floor insulation	1,304	-0.2	33.5	165	7.88	2.02	
Totals	7,466	29.9	410.7	2097	3.60	--	

\*includes labor cost

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### 1.3.3 Projects Developed

Tables 1-18 and 1-19 list all projects, by funding group, with and without EMCS. These include work in MACH and the MEDDAC Support Facilities. Each type of project and the individual ECOs contained in it are described in more detail in Section 1.5. The total estimated cost is \$1.2 million, while the annual dollar savings exceeds \$1.1 million.

At the prefinal meeting we were told that the EMCS for MACH had already been funded, therefore no DD1391 and PDB were needed. Given this fact, the projects in Table 1-19 should be implemented. The project documentation in Appendix 1 was prepared assuming that the MACH EMCS would be installed.

Table 1-18

## Summary of Projects Developed Without EMCS, all MEDDAC, Ft Benning, GA

Type	Description	Cost (1)	SAVINGS (2)			\$	SIR	Payback	Impl D
			E1 MBTU	Gas MBTU					
No Cost		0	-4307	11413	40049	N/A	Immed	.1	1985
QRIP #1	Misc in 9200	1509	2776	841	14942	135	12	.1	1985
QRIP #2	Boiler Chil'r Tune	12393	135	5344	27030	12.65	46	1985	
QRIP #3	Repair Steam Sys.	5558	51	2333	11769	33.58	47	1985	
OSDPIF(3)	Renovate HVAC Sys.	137894	16362	60847	363244			.35	1985
PECIP	Modify Lighting	31909	3204	182	13338	5	54	2.3	1986
Low Cost		42217	84	934	4949	1.65		9.5	1986
ECIP #1	Replace Chillers & Boilers	659000	288	104750	535006	11.69		1.4	1986
Totals		890480	18593	186644	1010327			0.89	

(1) All costs include design except ECIP #1

(2) Analyzed at Oct 84 costs of \$4.96/MBTU gas, \$3.88/MBTU Electricity

(2) No project documentation developed since EMCS is confirmed go, see Table 1-19

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Table 1-19

## Summary of Projects Developed With EMCS, all MEDDAC, Ft. Benning, GA

Type	Description	Cost (1)	E1 MBTU	Gas MBTU	Savings (2)	\$ (2)	SIR	Payback	Impl Dt
No Cost		0	-4307	11413	40049		N/A	Immed	1985
QRIP #1	Misc in 9200	1509	2776	841	14942	135.12	.1		1985
QRIP #2	Boiler Chil'r Tune	12393	135	5344	27030	12.65	.46		1985
QRIP #3	Repair Steam Sys.	5558	51	2333	11769	33.58	.47		1985
OSDPIF(2)	Renovate HVAC Sys.	131317	8488	41433	237427	27.99	.5		1987
PECIP	Modify Lighting	31909	3204	182	13618	5.54	2.3		1986
Low Cost		42217	84	934	4949	1.65	9.5		1986
ECIP #1	Replace Chillers & Boilers	659000	288	104750	520825	11.69	1.4		1988
ECIP #2	Install EMCS (3)	193679	11156	19548	140945		1.37		
Totals		10775.82	21875	186778	101155.4	N/A	1.06		

(1) All costs include design except ECIP #1

(2) Analyzed at Oct 84 costs of \$4.96/MBTU gas, \$3.88/MBTU Electricity, includes non energy

(3) Includes non-energy

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## 1.4 Projected Energy Costs

### 1.4.1 MACH

Table 1-20 shows the BLAST estimates of current and projected energy consumption and cost for MACH. As indicated, elimination of the absorber and the steam turbines will save about \$1.1 million per year. HVAC and boiler ECOs will reduce heating costs by \$125,000, while the impact of the electricity saved by the various ECOs will more than offset the increased consumption by the new electric chillers. Thus, electricity costs will drop by \$70,000. The overall impact of the ECOs in MACH is an energy savings of \$1.3 million or 67%, or a reduction from about \$6/sqft to about \$2/sqft/yr.

A two-thirds reduction in energy costs is astounding. We normally see 25-33%. As shown in Fig 1-2, however, the current cooling systems based on natural gas are extraordinarily inefficient. Simply converting these to electric with no other ECOs would save nearly \$1 million. The fact that the savings from ECOs A-38 and A-41 on Table 1-6 is not \$1 million is explained by the fact that all planned projects and envelope, lighting, and HVAC ECOs were "implemented" prior to the utility measures.

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Table 1-20. Estimated Current and Projected Energy Use, MACH

FUEL	CURRENT MBTU	\$	PROJECTED MBTU	\$
gas	273,340	\$ 1,356,000	36,254	\$ 179,800
electricity	<u>148,000</u>	<u>573,000</u>	<u>130,000</u>	<u>504,300</u>
Total	421,340	\$ 1,929,000	166,254	\$ 684,100

---

Referring to Figure 1-1, natural gas consumption is expected to drop from 828 to 110 KBTU/sqft. Electricity will go from 448 to 394 KBTU for a total of 504 KBTU/sqft. Recognizing that all of the values in Figure 1-1 are before conservation, electricity consumption at MACH will be in line with the other hospitals, while gas use will be about one-half of the others, rather than two to four times the others as it is now.

Note that the total savings shown in Table 1-6 for all ECOs is \$945,000 while the savings in Table 1-20 is \$1,245,000. There are three reasons for this discrepancy:

- 1) Table 1-20 is based on the final BLAST run which includes all ECOs identified in this report plus all planned projects. The planned projects shown in Table 4-1 will have a significant effect particularly: duct cleaning, re-roofing and adding insulation, caulking, boiler economizer, and replacement of 344 induction units and thermostats. All analyses in this report assume the

implementation of these projects so the savings does not show in the ECOs, but does in the before and after BLAST runs.

- 2) Table 1-6 includes increased maintenance (\$2,500) costs, Table 1-20 does not.
- 3) Each ECO was evaluated assuming that previous ECOs were implemented. The net effect of numerous conservative engineering assumptions was to underestimate the total savings when all projects were combined for the final BLAST run.

Despite that, as clearly shown in Table 1-16, all ECOs developed show excellent paybacks and SIRs using the more conservative calculations. The combined impact of the ECOs and the planned projects is projected to decrease consumption by over \$1.2 million as shown in Table 1-20.

#### 1.4.2 MEDDAC Support Facilities

In Table 1-21 energy costs by fuel type before and after conservation are shown. As indicated, energy costs are projected to decrease by about \$61,500. As at MACH, the majority of the cost savings is from reduced gas consumption. Much of this will come from eliminating steam leaks and unoccupied heating.

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Table 1-21. Energy Costs Before and After ECOs, MEDDAC Support Facilities\*

BLDG NO.	ELECTRICITY		NATURAL GAS		TOTAL	
	\$ BEFORE	\$ AFTER	\$ BEFORE	\$ AFTER	\$ BEFORE	\$ AFTER
2822	770	743	26 86	434	345 6	1177
9052	6 366	45 89	5 804	2491	121 70	70 80
9240	39225	28997	165 76	12896	55 801	41 893
2828	145 15	8831	126 16	1764	271 31	105 94
322	340 9	190 7	45 36	672	7945	25 80
323	5679	4011	92 94	2479	14973	6490
324	25 79	1974	41 45	1214	6724	3187
316	145 7	1166	4992	1183	6449	2349
392	351	235	25 19	480	2870	715
TOTALS	74,351	52,452	63,168	23,612	137,519	76,064

\*not including non-energy costs/savings; all in 1984 \$

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#### 1.4.3 All MEDDAC

Table 1-22 shows the current and projected energy costs for all MEDDAC (MACH and Support) Facilities. As shown, the projected energy savings is over \$1.1 million in 1984 dollars.

Figure 1-4 shows the projected electricity and gas costs for all MEDDAC Facilities with and without implementation of the ECOs recommended in this report. Without conservation total energy costs are expected to increase from \$2.1 million in 1984 to \$3.6 million in 1988. With conservation the costs in 1988 are expected to be \$1.5 million, for an avoided cost in 1988 dollars of \$2.1 million. The projected energy costs are based on "Regional Projections of End Use Energy Consumption and Prices through, 1995," US Energy Information Agency, 1985.

Table 1-22. Current and Projected Energy Costs, All MEDDAC, Fort Benning, GA\*

	GAS	ELECTRICITY	TOTAL
<b>Current Costs:</b>			
MACH	1,356,000	573,200	1,929,200
Support Facilities	63,000	74,350	137,550
Total	1,419,200	647,550	2,066,750
<b>After Implementation of ECOs:</b>			
MACH	179,800	504,300	684,100
Support Facilities	41,300	34,800	76,100
Total	221,100	539,100	760,200
SAVINGS	\$1,198,100	\$ 108,450	\$1,306,550

\*not including non-energy costs/savings; all in 1984 \$

## 1.5 Energy Plan

The No Cost projects listed in Table 1-23 should be implemented immediately. Likewise, QRIPs in Tables 1-24, 1-25, and 1-26 should also be done as soon as possible using current year funds since they all have paybacks <1 year.

Tables 1-27 and 1-28 show OSD PIF and PECIP projects respectively. The HVAC work will have a payback of less than six months. As discussed previously, the HVAC control projects in the OSDPIF are based on the assumption that some sort of EMCS will be installed soon. Thus, there are no duplications of controls between the OSD PIF and the EMCS point lists in appendix 2. The lighting PECIP has a payback of just over 2 years. The Low Cost projects in Table 1-29 are primarily envelope improvements with relatively long paybacks, although they all do have an SIR >1.0.

Finally then, will come the ECIP projects shown in Tables 1-30 and 1-31. We have assumed these projects will be operational in 1988.

Figure 1-4 shows the impact on energy costs in MEDDAC Facilities that can be achieved by applying the plan developed in this report. The proposed energy plan is clearly an excellent investment.

Table 1-23. No Cost Improvements, Description and Location, Fort Benning

ECO AND DESCRIPTION	\$ SAVINGS	EL EC MBTU	GAS MBTU	CHAPTER
A-7 Reduce humidification	6,929	0	1,397	7
A-15 Raise CW temp by valving off inoperative chillers	11,620	0	2,342	6
A-38 Prioritize chiller and pump operation	21,500	-4,307	7,674	6
TOTAL	40,049	-4,307	11,413	

Table 1-24. QRIP Project #1: Miscellaneous, Fort Benning, 1987

ECO AND DESCRIPTION	INSTALLED COST	ENERGY SAVINGS	NON-ENERGY SAVINGS	PAYBACK YRS	SIR	SAVINGS	
						ELEC MBTU	GAS MBTU
<u>Building 9200</u>							
E-1 Switch off elevators and reset timers	58	10,771	0	0.01	2368.77	2,776	0
H-9 Refrigeration	1,450	4,171	0	0.35	45.77	0	841
<b>Totals</b>	<b>1,508</b>	<b>14,942</b>	<b>0</b>	<b>0.10</b>	<b>135.12</b>	<b>2,776</b>	<b>841</b>

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Table 1-25. QRIP Project #2: Minor Work on Boilers and Chillers, Fort Benning, 1985

ECO AND DESCRIPTION	INSTALLED COST	ENERGY SAVINGS	NON-ENERGY SAVINGS	PAYBACK YRS	SIR	SAVINGS	
						ELEC MBTU	GAS MBTU
<u>Building 9201</u>							
A-8 Reduce condensor water temperature	743	6,013	0	0.12	126.16	159	1,088
<u>Building 9202</u>							
B-3B Boiler tune-up	6,317	20,336	0	0.31	3.6	0	4,100
B-7 Install air preheater	5,333	681	0	8.53	2.1	-24	156
Totals	12,393	27,030	0	0.46	12.65	135	5,344

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Table 1-26. QRIP Project #3: Repair/Replace Leaky Pipes, Valves, Traps and Insulate Pipes, Fort Benning, 1985

ECO AND DESCRIPTION	INSTALLED COST	ENERGY SAVINGS	NON-ENERGY SAVINGS	PAYBACK YRS	SIR	SAVINGS	
						ELEC MBTU	GAS MBTU
Building 9200							
A-12 Steam repairs	3,087	9,211	0	0.34	40.90	0	1,857
H-10 Insulate pot sink	205	199	0	1.03	12.42	51	0
Building 2822							
1 Repair steam pipes	1,635	1,841	0	0.89	17.9	0	371
2 Insulate pipes and DHW	403	347	0	1.16	13.7	0	70
Building 2828							
2 Pipe insulation	183	93	0	1.97	8.10	0	19
Building 322							
3 Pipe insulation	45	78	0	0.57	27.56	0	16
Totals	5,558	11,769	0	0.47	33.58	51	2,333

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Table 1-27. OSD PIF Project: Renovate HVAC Controls, Fort Benning, 1987

ECO AND DESCRIPTION	INSTALLED COST	ENERGY SAVINGS	NON-ENERGY SAVINGS	PAYBACK YRS	SIR	SAVINGS		
						ELEC MBTU	GAS MBTU	MBTU
<b>Building 9200</b>								
A-1 Time-of-day controls	4,604	3,423		1.35	10.09	654	179	
A-2 Reduce OA	149	26,953	0	0.01	2888.24	0	5,434	
A-3 Reduce SA	10,949	13,271	0	0.83	17.78	1,343	1,625	
A-5 Reduce stairwell htg	2,491	3,527	0	0.71	22.53	0	711	
A-11, 14, 17 Renovate controls	13,157	88,493	-555	0.15	107.80	0	18,043	
A-13 Dampers and motors	20,232	32,561	-445	0.63	24.37	1,672	5,257	
A-19 Energy recovery	16,421	3,418	- 56	4.88	3.21	86	622	
A-34 Return air ductwork	3,489	5,089	0	0.69	23.21	0	1,026	
A-35 Outside air ductwork	2,245	312	- 19	7.66	2.13	0	63	
A-36 Reduce exhaust air	59	8,536	0	0.01	2995.80	0	1,721	
Subtotal MACH	73,796	185,584	-1075	0.40	39.46	3,755	34,681	
<b>Building 9052</b>								
1-2 Dual setpt t-stats, night setback	8,166	4,855	-111	1.72	8.74	391	673	
<b>Building 9240</b>								
1 Dual setpt t-stats	6,836	6,243	0	1.09	13.4	654	747	
2 Night setback	556	6,243	0	0.09	143.3	1,609	0	
3 Chilled water reset	1,445	185	0	7.81	1.6	48	0	
4 OA economizer	2,353	1,264	0	1.86	6.86	326	0	
<b>Building 2828</b>								
1 Deadband t-stats	2,608	12,581	- 56	0.21	71.19	1,141	1,644	
4 AHU mod/OA economizer	2,668	3,066	0	0.87	17.74	118	526	
5 Hot & cold deck reset	1,773	741	0	2.39	5.33	191	0	
<b>Building 322</b>								
1 T-stat radiator valves	2,103	930	0	2.26	6.82	37	159	
2 Night setback controls	3,355	2,561	- 56	1.31	12.18	18	514	

Table 1-27. OSD PIF Project: Renovate HVAC Controls, Fort Benning, 1987  
 (continued)

ECO AND DESCRIPTION	INSTALLED COST	ENERGY SAVINGS	NON-ENERGY SAVINGS	PAYBACK YRS	SIR	SAVINGS	
						ELEC MBTU	GAS MBTU
<u>Building 323</u>							
1 T-stat radiator valves	10,479	3,356	0	3.12	5.00	79	615
2 Night setback controls	2,060	2,740	- 56	0.77	20.70	32	527
<u>Building 324</u>							
1 T-stat radiator valves	4,192	864	0	4.85	3.16	42	141
2 Night setback controls	1,430	1,486	- 56	1.00	15.99	18	286
<u>Building 316</u>							
1 T-stat radiator valves	3,095	888	0	3.49	4.57	-3	181
2 Night setback controls	1,288	2,087	- 56	0.63	25.18	18	407
<u>Building 392</u>							
1 T-stat radiator valves	1,882	886	0	2.12	7.51	-4	182
2 Night setback controls	1,232	811	- 56	1.61	9.84	18	150
Subtotal Support Facilities							
	57,521	51,843	-392	1.12	13.27	4,733	6,752
Total MACH and Support Facilities	131,317	237,427	-1467	0.56	27.99	8,488	41,433

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Table 1-28. PECP Project: Modify Lighting, Fort Benning, 1987

ECO AND DESCRIPTION	INSTALLED COST	ENERGY SAVINGS	NON-ENERGY SAVINGS	PAYBACK YRS	SAVINGS	
					ELEC	GAS MBTU
<u>Building 9200</u>						
C-1 Occupancy sensors	4,138	1,537	0	2.7	4.74	396 0
C-2 Delamping	1,158	3,290	52	0.3	39.61	573 215
C-4 Replace incand. ltg.	14,636	5,457	0	2.7	4.76	1,406 0
<u>Building 2822</u>						
<u>3</u> <u>1tg. modifications</u>	3	16	0	0.2	65.9	4 0
<u>Building 9052</u>						
<u>3</u> <u>1tg. modifications</u>	1,282	235	74	4.1	2.87	67 -5
<u>Building 2828</u>						
<u>3</u> <u>1tg. modifications</u>	304	54	23	3.9	3.02	15 -.6
<u>Building 322</u>						
<u>4</u> <u>Exterior light replacement and control</u>	4,835	861	0	5.6	2.27	222 0
<u>6</u> <u>1tg. modifications</u>	234	365	23	0.6	20.20	107 -10
<u>Building 323</u>						
<u>4</u> <u>1tg. modifications</u>	691	1,016	108	0.6	20.13	275 -10
<u>Building 324</u>						
<u>3</u> <u>Exterior light replacement and control</u>	4,285	335	0	12.8	1.00	86 0
<u>Building 316</u>						
<u>5</u> <u>1tg. modifications</u>	343	172	108	1.2	6.10	53 -7
<b>Totals</b>	31,909	13,338	388	2.3	5.54	3,204 182

Table 1-29. Low Cost Project: Upgrade Building Envelopes,  
Fort Benning, 1987

ECO AND DESCRIPTION	INSTALLED COST	ENERGY SAVINGS	NON-ENERGY SAVINGS	PAYBACK YRS	SIR	SAVINGS ELEC MBTU	SAVINGS GAS MBTU
<u>Building 9200</u> D-4 Plastic strip doors	2,087	240	0	8.7	1.68	2	47
<u>Building 2822</u> 4 Weatherstrip and caulk	430	74	0	5.8	2.6	3	13
<u>Building 322</u> 5 Window blocking/ double glazing	5,419	511	0	10.6	1.49	4	100
<u>Building 323</u> 3 Window blocking/ double glazing	20,226	1,867	0	10.8	1.44	43	343
<u>Building 324</u> 4 Window blocking/ double glazing/ Floor insulation	7,590	682	0	11.1	1.40	16	125
<u>Building 316</u> 3 Window blocking/ double glazing/ Floor insulation	1,996	362	0	5.5	2.82	7	68
<u>Building 392</u> 3 Window blocking/ double glazing/ Floor insulation	3,048	291	0	10.5	1.46	16	46
Totals	42,217	4,949	0	9.5	1.65	84	934

Table 1-30. ECIP Project #1: Replace Boilers and Chillers, MACH, 1987

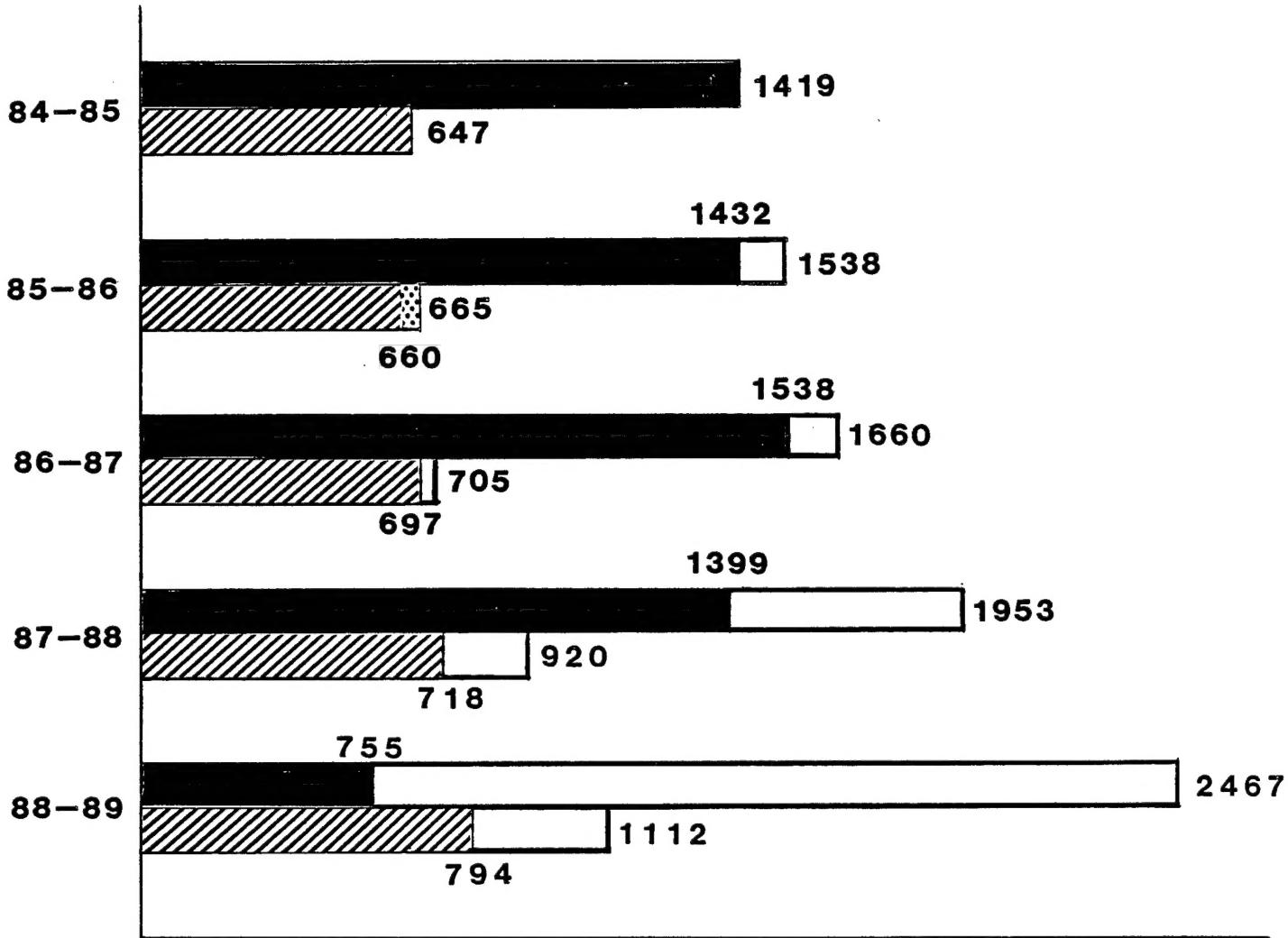
ECO AND DESCRIPTION	INSTALLED COST	ENERGY SAVINGS	NON-ENERGY SAVINGS	PAYBACK YRS	SIR	SAVINGS	
						ELEC MBTU	GAS MBTU
<u>Building 9201, AC Plant</u>							
A-19 Double bundle chiller for heat recovery	24,772	5,674	-148	4.25	3.7	0	1,144
A-20 Variable CW pumping	58,774	36,158	0	1.63	7.85	9,319	0
A-41 Replace steam turbine chillers	428,386	369,293	0	1.16	14.00	-9,935	82,226
<u>Building 9202, Boiler Plant</u>							
B-3A Replace boilers	208,717	109,552	14,477	1.68	8.3	904	21,380
Totals	720,649	520,677	14,329	1.35	11.69	288	104,750

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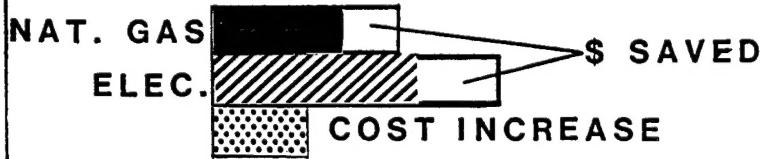
Table 1-31. ECIP Project #2: Expand Basewide EMCS, Fort Benning, 1987

ECO AND DESCRIPTION	INSTALLED COST*	\$ SAVINGS	PAYBACK YRS	SIR	SAVINGS	
					ELEC MBTU	GAS MBTU
<u>Building 9200</u>						
I-2 Expand base EMCS to MACH**	192,387	137,966	1.2	10.69	10,396	19,548
<u>Buildings 9052 and 2828</u>						
I-2 Shut off various pumps & compressors	1,292	2,949	0.4	29.11	760	0
Total MACH and Support Facilities	193,679	140,945	1.4	NA	11,156	19,548
*includes design and base SIOH						
**no 1391 and PDB submitted since funds already allocated						

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1000 \$ / YR.



1-35



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sacramento, california

FIGURE 1-4: ENERGY COSTS W/ &  
W/ O CONSERVATION, ALL MEDDAC